

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

88-163-SPH

District: 7th Date of Posting: 10-8-87
Posted for: Special Hearing
Petitioner: Donald L. Causey
Location of property: N.E. 1/4 Brandy Springs Rd., 600' W. of Masemore Rd.
Location of Sign: N.E. side of Brandy Springs Rd., 7th Election District - 3rd Councilmanic District
Remarks: As per Petitioner's Request
Posted by: A. J. Haines Date of return: 10-23-87
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., Oct 15, 1987

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Oct 15, 1987

THE JEFFERSONIAN,

Susan Stuedi Obrecht
Publisher

PETITION FOR SPECIAL HEARING
7th Election District
3rd Councilmanic District
Case No. 88-163-SPH

LOCATION: Northeast Side of Brandy Springs Road, 600 feet West of Masemore Road
DATE AND TIME: November 2, 1987 at 2:00 p.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Petition for Special Hearing to approve the reclassification of use in an R.C. 2 Zone.
Being the property of Donald L. Causey, as shown on plat plan filed with the Zoning Office.
In the event that this Petitioner's is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order Of:
J. ROBERT HAINES
Zoning Commissioner
of Baltimore County
1921 Oct. 15

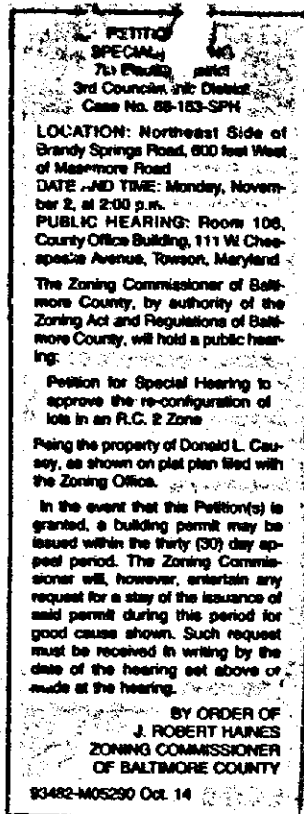
CERTIFICATE OF PUBLICATION

TOWSON, MD., Oct 14, 1987

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Oct 14, 1987

TOWSON TIMES,

Susan Stuedi Obrecht
Publisher



88-163-SPH

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

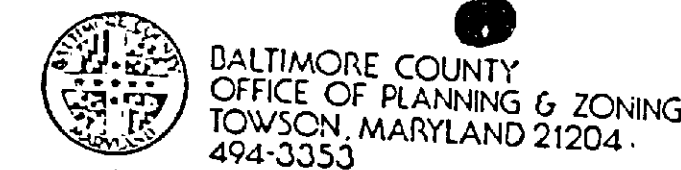
Your petition has been received and accepted for filing this 27th day of September, 1987.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Petitioner: Donald L. Causey Received by: James E. Dyer
Petitioner's Attorney: James E. Dyer Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 37677
DATE: 6/26/87 ACCOUNT: 80-163-000
AMOUNT: \$ 35.00
PAID TO: William Ulrich
FOR: Restoration SPH
B 8015*****3501a 826bf
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 37978
DATE: 11/2/87 ACCOUNT: 80-163-000
SIGN & POST
RETURNED AMOUNT: \$ 98.60
Mr. Ronald M. Causey, 1215 Brandy Springs Rd., Parkton, Md. 21120
RECEIVED FROM: ADVERTISING & POSTING COSTS RE CASE #88-163-SPH
FOR: B 8127*****8065a 802af
VALIDATION OR SIGNATURE OF CASHIER



J. ROBERT HAINES
ZONING COMMISSIONER

October 28, 1987

Mr. Donald L. Causey
1215 Brandy Springs Road
Parkton, Maryland 21120

RE: PETITION FOR SPECIAL HEARING
NE/S Brandy Springs Rd., 600' W of Masemore Rd.
7th Election District - 3rd Councilmanic District
Donald L. Causey - Petitioner
Case No. 88-163-SPH

Dear Mr. Causey:

This is to advise you that \$98.60 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner

JRH:med

Mr. Donald L. Causey
1215 Brandy Springs Road
Parkton, Maryland 21120
September 29, 1987

NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING
NE/S Brandy Springs Rd., 600' W of Masemore Rd.
7th Election District - 3rd Councilmanic District
Donald L. Causey - Petitioner
Case No. 88-163-SPH

TIME: 2:00 p.m.
DATE: Monday, November 2, 1987
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
of Baltimore County

JRH:med

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 16, 1987

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. Donald L. Causey
1215 Brandy Springs Road
Parkton, Maryland 21120

RE: Item No. 550 - Case No. 88-163-SPH
Petitioner: Donald L. Causey
Petition for Special Hearing

Dear Mr. Causey:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: Gerhold, Cross & Etzel
412 Delaware Avenue
Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. J. Robert Haines Date: October 22, 1987
Zoning Commissioner
FROM: Mr. Norman E. Gerber, AICP, Director
Office of Planning and Zoning
SUBJECT: Zoning Petition No. 88-163-SPH

On the basis of the information available in the file, this office is unable to comment.

Norman E. Gerber
Norman E. Gerber, AICP, Director
Office of Planning and Zoning

NEG/JH/jat
cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel
File

RECEIVED
OCT 28 1987
ZONING OFFICE

Baltimore County
Fire Department
Towson, Maryland 21204-2536
494-4500

Paul H. Reincke

July 14, 1987

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Re: Property Owner: Donald L. Causey

Location: N/S Brandy Springs Rd., 600' +/- W. of c/1 Masemore Road

Item No.: 550

Zoning Agenda: Meeting of 7/7/87

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: John F. O'Neill Noted and approved: John F. O'Neill
Planning Group
Special Inspection Division
Fire Prevention Bureau

NO TITLE SEARCH
NO CONSIDERATION

This Deed, Made this

29th day of Aprilin the year one thousand nine hundred and eighty-eight, by and between
DONALD LOUIS CAUSEYof Baltimore County in the State of Maryland, of the first part, and
CATHERINE L. DEVINNEY

of the second part.

Witnesseth, That in consideration of the sum of One Dollar (\$1.00) and other natural
love and affection (THERE BEING NO ACTUAL CONSIDERATION).

the said party of the first part

do es grant and convey unto the said party of the second part, her personal
representatives,heirs and assigns, in fee simple, all that lot of ground, situate, lying and being in
The Seventh Election District of Baltimore County, aforesaid, and described as follows, that is to say:—~~Remainder of the~~BEING the same property as described on the Exhibit Entitled
"Lot B" and shown specifically on the Plat as Lot "B" "Property of Donald
L. Causey" which is Exhibit II and which indicates that this Lot may
not be subdivided and that only one single family dwelling unit may be
constructed thereon. Lots A, B, C have a right of ingress and egress
over the area shown as the proposed future extension of Brandy Springs
Road and agreed to relinquish title to said property to Baltimore County,
Maryland for the purpose of said extension.NO TITLE SEARCH
NO CONSIDERATION

This Deed, Made this

29th day of April

in the year one thousand nine hundred and eighty-eight, by and between

DONALD LOUIS CAUSEY

of Baltimore County in the State of Maryland, of the first part, and

DONALD LOUIS CAUSEY

of the second part.

Witnesseth, That in consideration of the sum of One Dollar (\$1.00) and other natural
love and affection (THERE BEING NO ACTUAL CONSIDERATION).

the said party of the first part

do es grant and convey unto the said party of the second part, his personal
representatives,heirs and assigns, in fee simple, all that lot of ground, situate, lying and being in
The Seventh Election District of Baltimore County, aforesaid, and described as follows, that is to say:—~~Remainder of the~~BEING the same property as described on the Exhibit entitled
"Lot C" and shown specifically on the Plat as Lot "C" "Property of
Donald L. Causey" which is Exhibit II and which indicates that this Lot may
not be subdivided and that only one single family dwelling unit may be
constructed thereon. Lots A, B, C have a right of ingress and egress
over the area shown as the proposed future extension of Brandy
Springs Road and agreed to relinquish title to said property to Baltimore
County, Maryland for the purpose of said extension.CARL L. GERHOLD
PHILIP F. CROSS
JOHN F. ETZEL
WILLIAM B. ULRICH
GORDON T. LANGDONGERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204EMERITUS
PAUL H. DOLLENBERG
FRED H. DOLLENBERG

Lot A

823-4470

Nov. 4, 1987

All that piece or parcel of land situate, lying and being in
the Seventh Election District of Baltimore County, State of Maryland
and described as follows to wit:Beginning for the same at the beginning of the fifth line
of the parcel of land which by a deed dated October 11, 1980 and re-
corded among the Land Records of Baltimore County in Liber E.H.K.Jr.
No. 6217 folio 46 was conveyed by Donald Louis Causey and Merrilee O.
Causey, his wife to Donald Louis Causey, said point of beginning also
being in the center of and on the westernmost end of Brandy Springs
Road as shown on the Plat of Lot No. 3 Brandy Springs Addition which
plat is recorded among the Plat Records of Baltimore County in Flat
Book E.H.K.Jr. No. 45 folio 61 and running thence and binding on said
fifth line and on the centerline of the proposed future extension of
Brandy Springs Road, 50 feet wide, as shown on the aforesaid Plat of
Lot No. 3 Brandy Springs Addition, the three following lines viz:
by a line curving to the right having a radius of 700 feet and an arc
distance of 311.98 feet (the chord of said arc bearing North 53 degrees
06 minutes 36 seconds West 338.59 feet) and by a line curving to the
right having a radius of 625 feet and an arc distance of 356.06 feet
(the chord of said arc bearing North 22 degrees 47 minutes 38 seconds
West 351.26 feet and North 6 degrees 28 minutes 24 seconds West 36.42
feet to intersect the last line of the aforesaid parcel of land which
was conveyed by Causey to Causey, thence running and binding reversely
on a part of said last line and reversely on the ninth line of said
parcel of land, the two following courses and distances viz: South 80
degrees 10 minutes 39 seconds West 275.00 feet and South 54 degrees 35
minutes 45 seconds West 92.81 feet to the beginning of the second line
of the parcel of land which by a deed dated November 10, 1981 and re-
corded among the Land Records of Baltimore County in Liber E.H.K.Jr.
No. 6360 folio 20 was conveyed by Glen L. Durst and wife to Donald
Louis Causey, thence running with and binding on the second, third and
last lines of said parcel of land, the three following courses and
distances viz: South 54 degrees 35 minutes 45 seconds West 61.47 feet,
South 35 degrees 24 minutes 15 seconds East 472.26 feet and North 59
degrees 11 minutes 19 seconds East 61.66 feet to the end of the seventh
line of the aforesaid parcel of land which was conveyed by Causey to
Causey, thence running and binding reversely on said seventh line and
distances viz: North 59 degrees 11 minutes 19 seconds East 222.33 feet
and North 50 degrees 53 minutes 09 seconds East 12.50 feet, thence
the aforesaid proposed future extension of Brandy Springs Road having
of said arc bearing South 53 degrees 08 minutes 10 seconds East 345.48
feet to intersect the last line of the parcel of land which by a deed
dated September 23, 1985 and recorded among the Land Records of Balti-
more County in Liber E.H.K.Jr. No. 7021 folio 442 was conveyed by Merri-
lee O. Causey to Donald Louis Causey and thence running and binding
reversely on a part of said last line, North 18 degrees 56 minutes 20
seconds East, binding on the westernmost end of Brandy Springs RoadCARL L. GERHOLD
PHILIP F. CROSS
JOHN F. ETZEL
WILLIAM B. ULRICH
GORDON T. LANGDONGERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204EMERITUS
PAUL H. DOLLENBERG
FRED H. DOLLENBERG

823-4470

as shown on the aforesaid Plat of Lot No. 3 Brandy Springs Addition,
12.53 feet to the place of beginning.

Containing 3.672 Acres of land more or less.

Together with the right and use thereof in common with others
entitled thereto of Brandy Springs Road as heretofore laid out on
the Plat of Brandy Springs Addition and Section 1 Brandy Springs
which road leads in an easterly direction from the above described
property to Masemore Road.Subject to and together with the proposed future extension
of Brandy Springs Road as laid out on the Plat of Lot 3 Brandy Springs
Addition which plat is recorded among the Land Records of Baltimore
County in Flat Book E.H.K.Jr. No. 45 folio 61.Being a part of the parcel of land which by a deed dated
October 11, 1980 and recorded among the Land Records of Baltimore
County in Liber E.H.K.Jr. No. 6217 folio 46 was conveyed by Donald
Louis Causey and Merrilee O. Causey, his wife to Donald Louis Causey,Being a part of the parcel of land which by a deed dated
September 23, 1985 and recorded among the Land Records of Baltimore
County in Liber E.H.K.Jr. No. 7021 folio 442 was conveyed by Merri-
lee O. Causey to Donald Louis Causey.Being all of that parcel of land which by a deed dated November
10, 1981 and recorded among the Land Records of Baltimore County in
Liber E.H.K.Jr. No. 6360 folio 20 was conveyed by Glen L. Durst and
wife to Donald Louis Causey.

Petitioner's Exhibit "B2"

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204EMERITUS
PAUL H. DOLLENBERG
FRED H. DOLLENBERG

Lot B

823-4470

Nov. 4, 1987

All that piece or parcel of land situate, lying and being in
the Seventh Election District of Baltimore County, State of Maryland
and described as follows to wit:Beginning for the same at the beginning of the parcel of
land which by a deed dated October 11, 1980 and recorded among the
Land Records of Baltimore County in Liber E.H.K.Jr. No. 6217 folio
46 was conveyed by Donald Louis Causey and Merrilee O. Causey, his
wife to Donald Louis Causey, said beginning also being at the north-
easternmost corner of the Remainder of Donald L. Causey Tract as
laid out on the Plat of Lot No. 3 of Brandy Springs Addition which
plat is recorded among the Plat Records of Baltimore County in Flat
Book E.H.K.Jr. No. 45 folio 61 and thence running and binding reversely
on a part of the last line of the aforesaid parcel of land which was
conveyed by Causey to Causey and on part of the lines of the aforesaid
parcel of Lot No. 3 of Brandy Springs Addition, South 80 degrees 10
minutes 39 seconds West 275.00 feet to the centerline of the proposed
future extension of Brandy Springs Road, thence binding on the center-
line of the proposed future extension of Brandy Springs Road, 50 feet
wide, as shown on the aforesaid plat, the two following lines viz:
South 80 degrees 10 minutes 39 seconds East 36.42 feet and Southeastery
by a line curving to the left with a radius of 625 feet and an arc
distance of 356.06 feet (the chord of said arc bearing South 22 degrees
47 minutes 38 seconds East 351.26 feet) to the end of the fifth line
of the aforesaid parcel of land which was conveyed by Causey to Causey,
thence running and binding reversely on said fifth line and on the
center-line of the proposed future extension of Brandy Springs Road as
shown on the aforesaid plat, by a line curving to the left with a radius
of 700 feet and an arc distance of 311.98 feet (the chord of said arc
bearing South 53 degrees 06 minutes 36 seconds East 338.59 feet)
to the end of the fourth line of the aforesaid parcel of land which
was conveyed by Causey to Causey, thence running and binding reversely
on a part of said fourth line and on the westernmost end of Brandy
Springs Road as shown on the Plat of Lot 3 of Brandy Springs
Addition, North 18 degrees 56 minutes 20 seconds East 12.53 feet,
thence leaving said road and fourth line and running for a line of
division in the right of way of the future extension of Brandy Springs
Road, by a line curving to the right having a radius of 687.50 feet
and an arc distance of 335.02 feet (the chord of said arc bearing
North 53 degrees 04 minutes 25 seconds West 331.71 feet, thence leaving
said future extension of Brandy Springs Road and running for lines
of division, the two following courses and distances viz: North 44
degrees 15 minutes 32 seconds East 413.37 feet and North 50 degrees
10 minutes 30 seconds East 417.00 feet to intersect the first line
of the aforesaid parcel of land which was conveyed by Causey to Causey
and thence running and binding reversely on a part of said first line
North 6 degrees 00 minutes 00 seconds West 130.34 feet to the place of
beginning.

Containing 3.891 Acres of land more or less.

Together with the right and use thereof in common with others

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204EMERITUS
PAUL H. DOLLENBERG
FRED H. DOLLENBERG

823-4470

(2)

entitled thereto of Brandy Springs Road as heretofore laid out on
the Plat of Brandy Springs Addition and Section 1 Brandy Springs
which road leads in an easterly direction from the above described
property to Masemore Road.Subject to and together with the proposed future extension
of Brandy Springs Road as laid out on the Plat of Lot 3 Brandy Springs
Addition which plat is recorded among the Land Records of Baltimore
County in Flat Book E.H.K.Jr. No. 45 folio 61.Being a part of the parcel of land which by a deed dated
October 11, 1980 and recorded among the Land Records of Baltimore
County in Liber E.H.K.Jr. No. 6217 folio 46 was conveyed by Donald
Louis Causey and Merrilee O. Causey, his wife to Donald Louis Causey.CARL L. GERHOLD
PHILIP F. CROSS
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Lot C

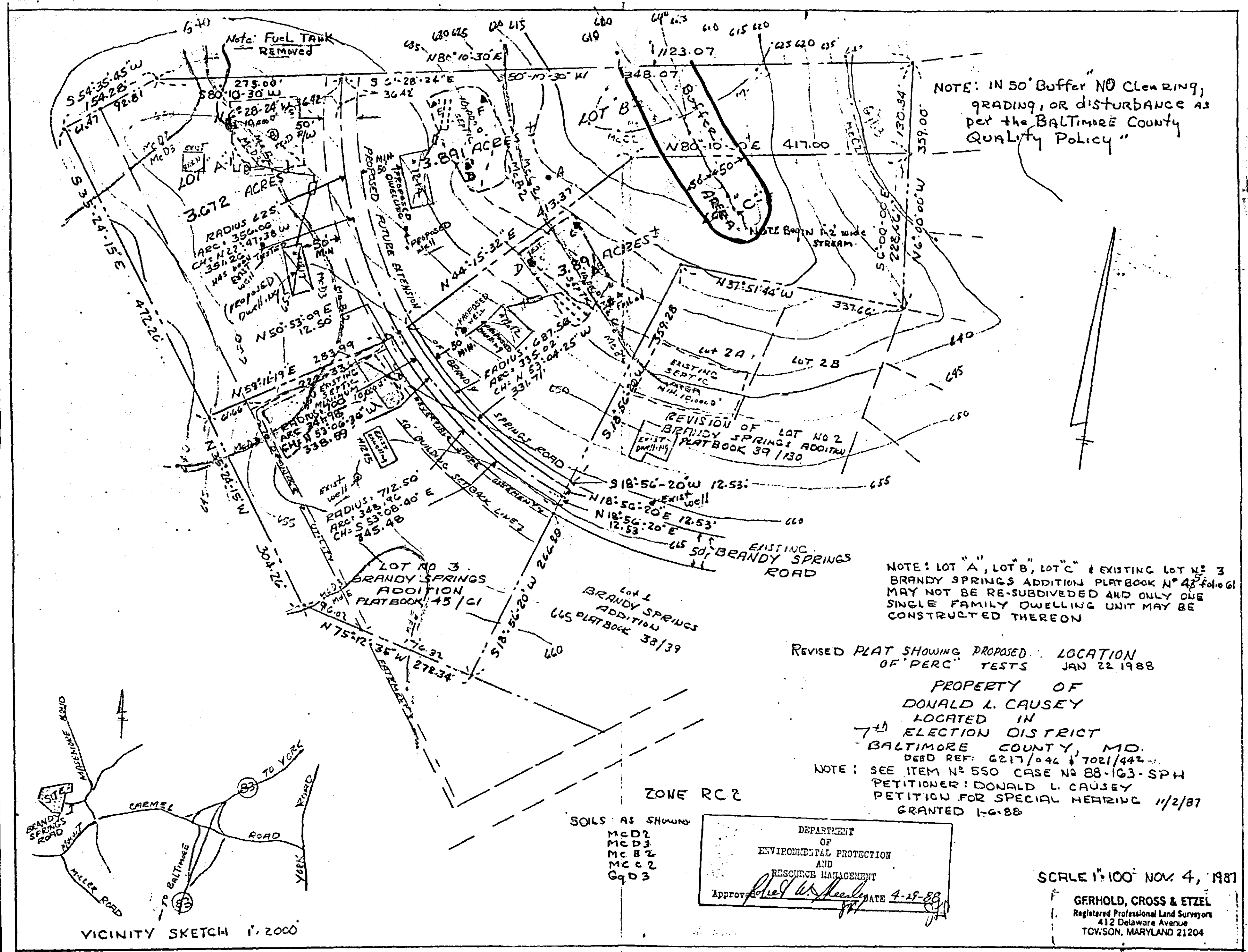
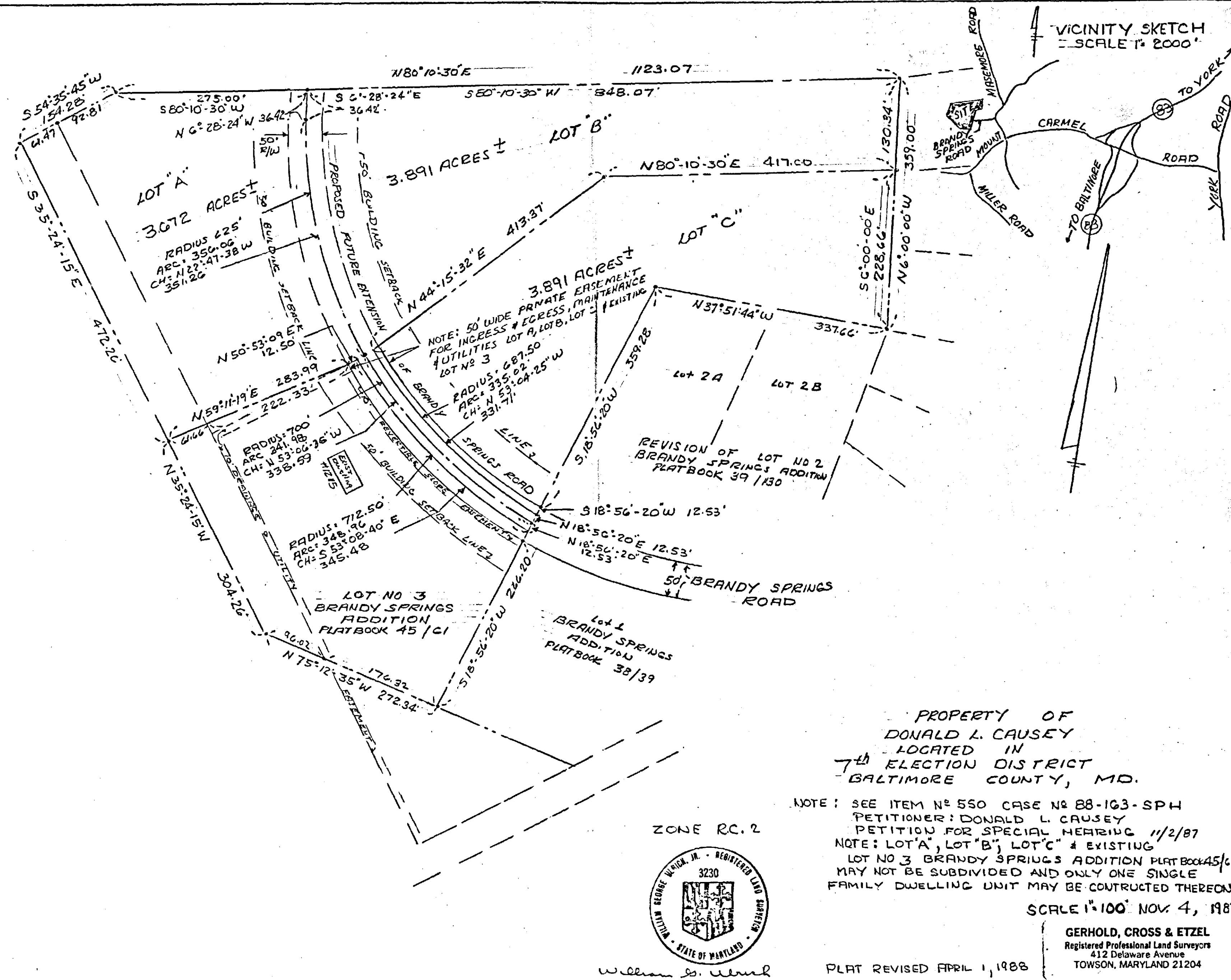
823-4470

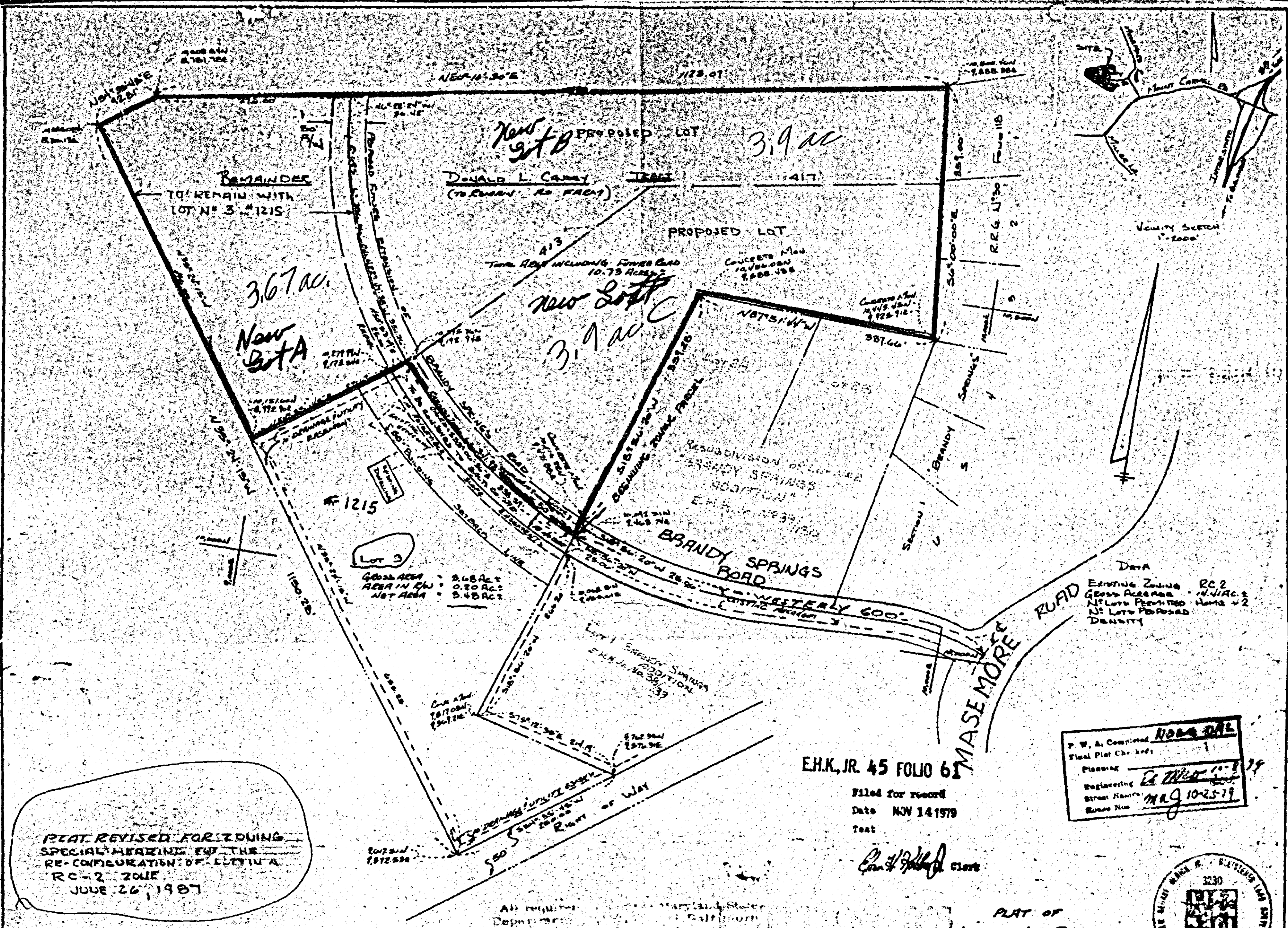
Nov. 4, 1987

All that piece or parcel of land situate, lying and being
in the Seventh Election District of Baltimore County, State of
Maryland and described as follows to wit:Beginning for the same at the beginning of the second line
of the parcel of land which by a deed dated October 11, 1980 and re-
corded among the Land Records of Baltimore County in Liber E.H.K.Jr.
No. 6217 folio 46 was conveyed by Donald Louis Causey and Merrilee
O. Causey, his wife to Donald Louis Causey, said beginning also
being at the southeasternmost corner of the Remainder of Donald L.
Causey Tract as shown on Plat of Lot No. 3 Brandy Springs Addition
and recorded among the Plat Records of Baltimore County in Flat Book
E.H.K.Jr. No. 45 folio 61 and thence running with and binding on the
second, third and part of the fourth lines of the aforesaid parcel
of land which was conveyed by Causey to Causey and on the lines of
the aforesaid Plat of Lot No. 3 of Brandy Springs Addition, the three
following courses and distances viz: North 87 degrees 51 minutes 44
seconds West 337.66 feet, South 18 degrees 56 minutes 20 seconds West
259.28 feet, South 18 degrees 56 minutes 20 seconds West, binding on
the westernmost end of Brandy Springs Road, 12.53 feet, thence bind-
ing in the right of way of the proposed future extension of Brandy
Springs Road as shown on the aforesaid Plat of Lot No. 3 Brandy
Springs Addition, by a line curving to the right having a radius of
687.50 feet and an arc distance of 335.02 feet (the chord of said
arc bearing North 53 degrees 04 minutes 25 seconds West 331.71 feet),
thence leaving said proposed future extension of Brandy Springs Road
and running for lines of division the two following courses and
distances viz: North 44 degrees 15 minutes 32 seconds East 413.37
feet and North 50 degrees 10 minutes 30 seconds East 417.00 feet to
intersect the first line of the aforesaid parcel of land that was
conveyed by Causey to Causey and thence running with and binding on
a part of said first line, South 6 degrees 00 minutes 00 seconds
East 228.66 feet to the place of beginning.

Containing 3.891 Acres of land more or less.

Together with the right and use thereof in common with others
entitled thereto of Brandy Springs Road as heretofore laid out on
the Plat of Brandy Springs Addition and Section 1 Brandy Springs
which road leads in an easterly direction from the above described
property to Masemore Road.Subject to and together with the proposed future extension
of Brandy Springs Road as laid out on the Plat of Lot 3 Brandy Springs
Addition which plat is recorded among the Land Records of Baltimore
County in Flat Book E.H.K.Jr. No. 45 folio 61.Being a part of the parcel of land which by a deed dated
October 11, 1980 and recorded among the Land Records of Baltimore
County in Liber E.H.K.Jr. No. 6217 folio 46 was conveyed by Donald
Louis Causey and Merrilee O. Causey, his wife to Donald Louis Causey.



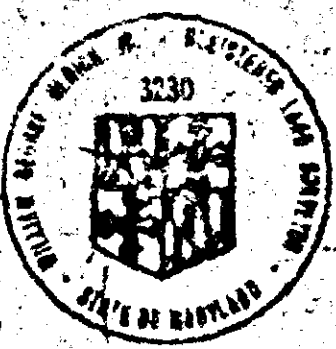


PLAT REVISED FOR ZONING
SPECIAL HEARING FOR THE
RE-CONFIGURATION OF LOT IN A
RC-2 ZONE
JUNE 26, 1987

E.H.K., JR. 45 FOLIO 61

Filed for record
Date NOV 14 1979
Test

P. W. & Completed
Final Plat Ch. 401
Planning
Engineering
Street Name
Survey No.



PLAT OF LOT NO 3 BRANDY SPRINGS ADDITION

7th ELECTION DISTRICT - BALTIMORE COUNTY - MARYLAND

DONALD L. CAWLEY (OWNER)
1215 BRANDY SPRINGS RD.
PARKTON, MD.

550
88-163-SPH

DEAD END LOT, D.T.G. & N. 4792 FOLIO 115
I.D.C.A. NO 7B-912
OWN CABIN RUN WATERBED

- Notes:
- 1) STREETS AND/OR ROADS AS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS, ARE FOR PURPOSES OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE; THE FREE TITLE TO THE BEES THEREOF IS EXPRESSLY RESERVED IN THE QUANTITIES OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.
 - 2) HIGHWAY AND HIGHWAY WIDENING, SURVEY, DRAINAGE AND UTILITY EASEMENTS WITHIN LOT 3 ARE RESERVED UNTO THE DEVELOPER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY MARYLAND. THE DEVELOPER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS, SHALL CONVEY SAID AREAS BY DEED, TO BALTIMORE COUNTY, MARYLAND, AT NO COST.
 - 3) FOR PANHANDLE LOTS, SHOWN REMOVAL, REFUSE COLLECTION AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE PANHANDLE LOT AND STREET ENTRY OF WAY LINE ONLY AND NOT ONTO THE PANHANDLE LOT DRIVEWAY
 - 4) COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE SYSTEM AS SHOWN ON THE PLAT OF BRANDY SPRINGS ADDITION AND RECORDED IN PLAT BOOK E.H.K., JR. NO 38/39

OWNER'S CERTIFICATE

THE REQUIREMENTS OF SECTION 59-662, ARTICLE 17 OF THE ANNOTATED CODE OF MARYLAND, 1957 EDITION (TITLE: CLEARS OF THE COURT, SUB-TITLE: CLEARS OF CIRCUIT COURTS) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Donald L. Cawley Aug. 21, 1979
SIGNATURE DATE

SURVEYOR'S CERTIFICATE

I, WILLIAM G. ULRICH, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN Laid OUT AND THE PLAT THEREOF PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE LAWS RELATING TO THE SUBDIVISION OF LAND AND SURVEY AS HOUSE BILL NO. 459, CH. 106 OF THE ACTS OF 1955 AND SUBSEQUENT ACTS AMENDATORY THEREOF.

William G. Ulrich, Jr. Aug. 21, 1979
REG. L.S. NO 5250 DATE

Scale 1"=100' August 15, 1979

GERHOLD, CROSS, ETZEL

REGISTERED LAND SURVEYORS
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204

HANOVER DEPARTMENT BALTIMORE COUNTY APPROVED FOR STREET
ALIGNMENT AND LOCATIONS
Roads Engineer
Approved for Baltimore County Health Department
County State, D. Health Officer
Baltimore County Planning Board
Director